

## ZONING CHANGE REVIEW SHEET

CASE: C14-2022-0118(RCT) St. John Site Redevelopment

DISTRICT: 4

ADDRESS: 800 East St. John Avenue (formerly 7211 North Interstate Highway 35 Service Road Northbound and 7309 North Interstate Highway 35 Service Road Northbound)

ZONING FROM: CS-MU-V-NP

TO: CS-MU-V-NP

(Restrictive Covenant Termination)

SITE AREA: approximately 19.11 acres (approximately 832,431 square feet)

PROPERTY OWNER: City of Austin (Michael Gates – Real Estate Officer)

AGENT: Christine Freundl, City of Austin (Financial Services Department)

CASE MANAGER: Jonathan Tomko (512) 974-1057, [jonathan.tomko@austintexas.gov](mailto:jonathan.tomko@austintexas.gov)

### STAFF RECOMMEDATION:

**Staff recommends granting termination of restrictive covenant 202219204.** The applicant is requesting to terminate a restrictive covenant– 202219204 located on the city-owned St. John Site (former Home Depot and former Chrysler Dealership). Granting this request would align the legal parameters of the site with the Transportation Impact Analysis (TIA) that will be developed and approved as part of the City’s Site Development Permit process. This termination is recommended by the Transportation and Public Works Department.

### PLANNING COMMISSION ACTION / RECOMMENDATION:

May 28, 2024: A motion to approve staff’s recommendation of Restrictive Covenant Termination for C14-2022-0118(RCT) - St. John Redevelopment located at 800 East St. John Avenue (formerly 7211 North Interstate Highway 35 Northbound and 7309 North Interstate Highway 35 Northbound) was approved on the consent agenda on Commissioner Maxwell’s motion, Commissioner Woods’ second, on a 10-0 vote. Commissioner Cox was off the dais. Commissioners Howard and Phillips were absent.

### CITY COUNCIL ACTION:

July 18, 2024: Case is scheduled to be heard by City Council.

### ORDINANCE NUMBER:

N/A

ISSUES: In December 2017, Austin City Council passed Resolution No. 20171207-058 directing the City Manager to work with the community on a new vision for the subject property that would better serve the surrounding St. Johns neighborhood. In July 2020, after two years of outreach and community engagement, City Council passed Resolution No. 20200729-117 affirming the new community vision, initiating this rezoning request (C14-2022-0118) and the associated neighborhood plan amendment (NPA-2022-0029.02), and directing staff to issue an RFP to solicit a development partner to realize the community vision.

In June, 2022 the City of Austin Transportation Impact Analysis Guidelines were updated to include a Zoning and Transportation and Analysis (ZTA) requirement for zoning cases where the applications are expected to generate 2,000 or more unadjusted daily trips when a Transportation Assessment of a Full TIA is not required at that time. A ZTA Memo was created for the project and assigned to the property as a Restrictive Covenant when rezoning occurred. Applying the ZTA through a Restrictive Covenant is no longer the practice of the City of Austin. Removal of this RC aligns the site with current review processes.

CASE MANAGER COMMENTS:

The subject property is located on the north side of IH 35 between East St. Johns Avenue and Blackson Avenue. The property is comprised of two tracts previously occupied with automotive sales and service, general retail, and civic land uses. The property is currently zoned CS-MU-V-NP and the previous land uses have been discontinued. Immediately east of the subject property are properties zoned SF-3-NP, P-NP, and MF-2-NP that are developed with single family residential, religious assembly, public park and multifamily land uses. Further to the east is the St. Johns residential neighborhood. Across Blackson Avenue to the north and northeast are properties zoned CS-MU-NP, CS-NP and P-NP. These properties are developed with automotive sales, general retail and civic land uses. Across St. Johns Avenue to the south are properties zoned CS-MU-NP, CS-MU-CO-NP and LI-CO-NP that are developed with fast food restaurant, multifamily residential, general retail, and office land uses. Across IH 35 to the west are properties zoned CS-MU-NP, CS-MU-CO-NP and SF-3-NP that are a mix of gas station, limited restaurant, limited retail, automotive sales and single family residential.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS-MU-V-NP	Civic, Automotive sales and repair service - Vacant
<i>North</i>	CS-MU-NP, and CS-NP	Automotive sales, General retail, Civic (post office, medical office)
<i>South</i>	CS-MU-NP, CS-MU-CO-NP, LI-CO-NP	Limited restaurant, Multifamily residential, General retail, Administrative office
<i>East</i>	MF-2-NP, SF-3-NP, and P-NP	Religious assembly services, Civic (park), Multifamily residential (fourplex), Single family residential
<i>West (across I-35)</i>	CS-MU-NP, CS-1-MU-NP and CS-MU-CO-NP	Service station, Limited restaurant, Limited retail, Automotive sale

NEIGHBORHOOD PLANNING AREA: St. John/Coronado Hills Combined Neighborhood Planning Area (St. John)

WATERSHED: Buttermilk Branch Watershed

SCHOOLS: A.I.S.D.

Pickle Elementary School

Webb Middle School

Northeast High School

COMMUNITY REGISTRY LIST:

Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Friends of Austin Neighborhoods, Go Austin Vamos Austin - North , Homeless Neighborhood Association, Neighborhood Empowerment Foundation, SELTexas, Sierra Club, Austin Regional Group, St. John Neighborhood Assn., St. John Neighborhood Plan Contact Team

AREA CASE HISTORIES: There are no recent rezonings in the area.

**RELATED CASES:**

C14-2022-0118 - The Applicant is proposing to rezone approximately 19.11 acres from P-NP and CS-MU-NP; LO-MU-NP to CS-MU-V-NP.

NPA-2022-0029.02 - The applicant is proposing to amend a previously approved Neighborhood Plan Case.

**ADDITIONAL STAFF COMMENTS:**

**Comprehensive Planning**

The initiation, termination or amending of a Restrictive Covenant is not under the purview of the policies of the Imagine Austin Comprehensive Plan and therefore an Imagine Austin compliance report has not been provided for this case.

**Environmental**

No comments on the termination of this restrictive covenant.

**Fire**

No comments on the termination of this restrictive covenant.

**PARD – Planning & Design Review**

PR1: Restrictive covenant termination should not negatively impact parkland contemplated for this site.

**Site Plan**

Site plan comments will be issued at the time of site plan approval.

**Transportation and Public Works Department – Engineering Review**

No comments on this restrictive covenant termination.

**EXISTING STREET CHARACTERISTICS:**

<b>Name</b>	<b>ASMP Classification</b>	<b>ASMP Required ROW</b>	<b>Existing ROW</b>	<b>Existing Pavement</b>	<b>Sidewalks</b>	<b>Bicycle Route</b>	<b>Capital Metro (within ¼ mile)</b>
East St. Johns Avenue	3	80'	86'	41'	Yes	Bike Lane	Yes
Blackson Avenue	1	64'	58'	37'	No	N/A	Yes
North IH-35 Service Road Northbound	4	N/A	337'	304'	No	Shared Lane	Yes

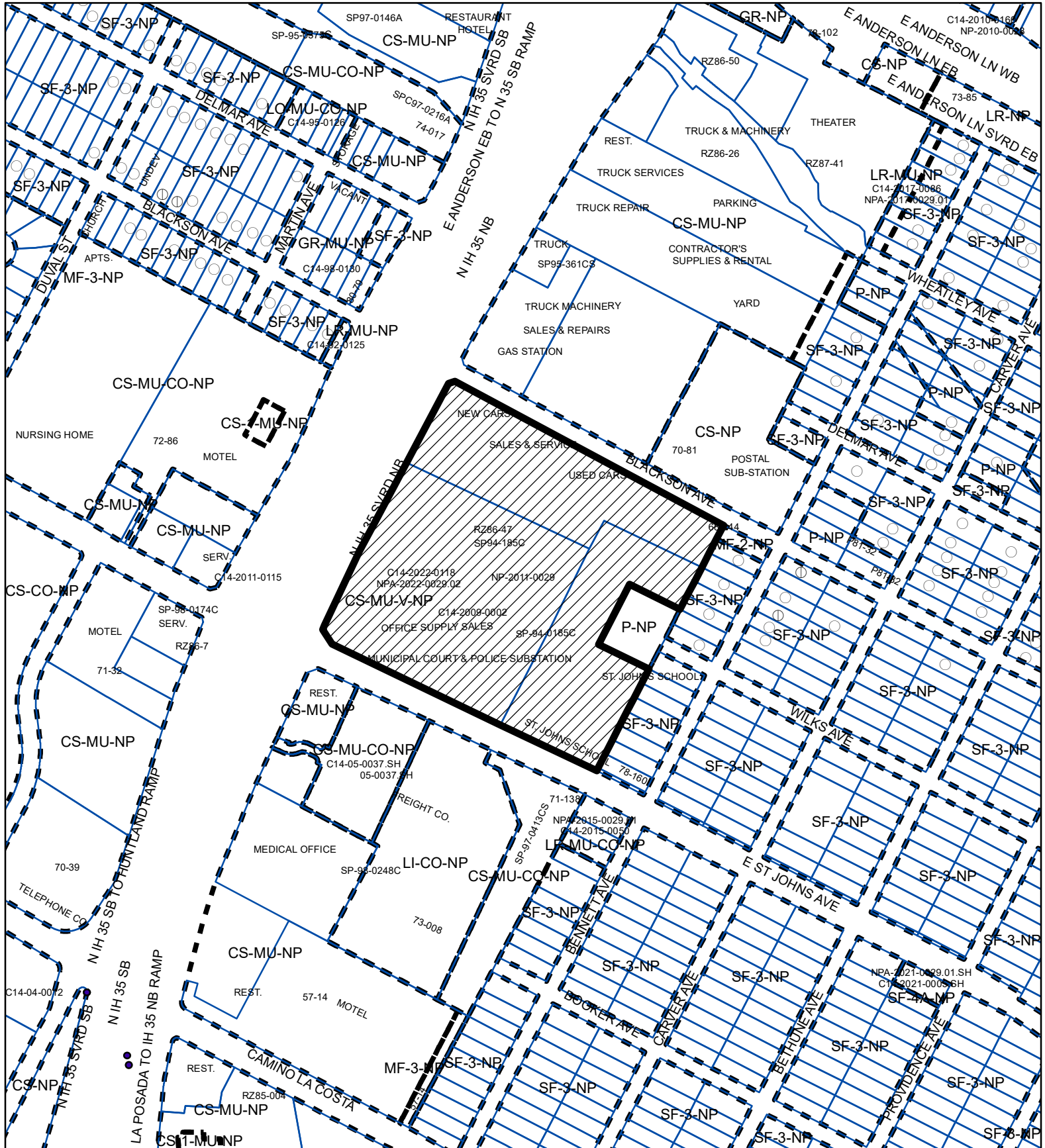
**TIA:** Deferred to site plan.

**Austin Water Utility**

No review required

INDEX OF EXHIBITS TO FOLLOW:

- A. Zoning Map
- B. Aerial Map
- C. Applicant's Summary Letter
- D. December 7, 2023 Restrictive Covenant



 SUBJECT TRACT

 PENDING CASE

 ZONING BOUNDARY

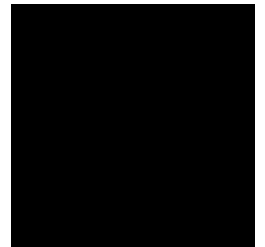
### Restrictive Covenant Termination

ZONING CASE#: C14-2022-0118(RCT)

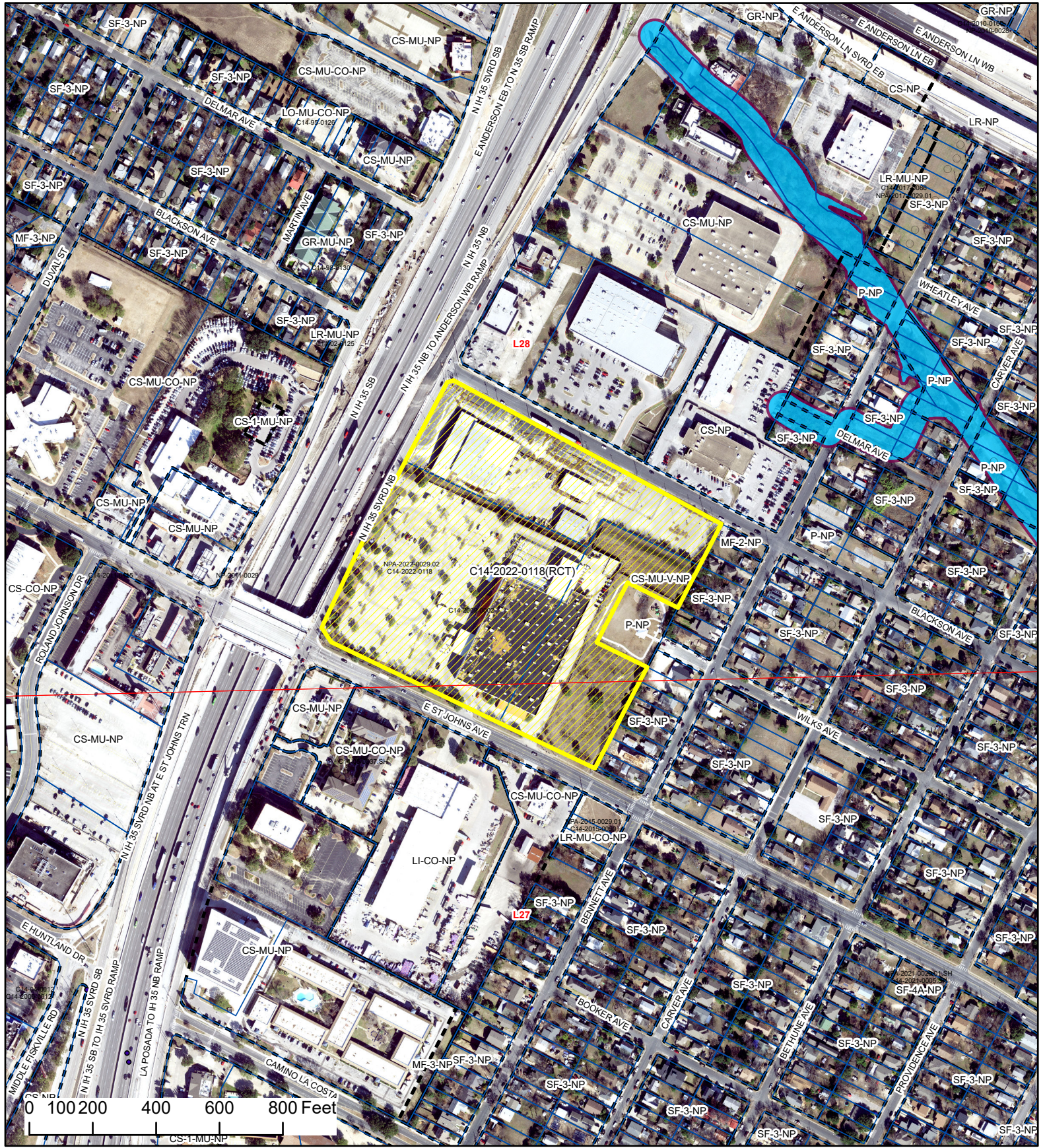
1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





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Created: 3/29/2024



### St. John Redevelopment

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

CASE#: C14-2022-0118(RCT)  
 LOCATION: 800 E St John Ave (formerly  
 7211 N IH 35 Svr NB; 7309 N IH 35 Svr NB)  
 SUBJECT AREA: 19 Acres  
 GRID: L28  
 MANAGER: Jonathan Tomko



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City of Austin  
Financial Services Department  
P.O. Box 1088  
Austin, Texas 78767

February 1st, 2024

Lauren Middleton-Pratt, Director  
Planning Department  
6310 Wilhelmina Delco Drive  
Austin, TX 78752

**SUBJECT: 7211 & 7309 N IH35 – Restrictive Covenant Termination**

Dear Director Middleton-Pratt,

We are requesting the termination of Restrictive Covenant 202219204 located on the city-owned St. John Site (former Home Depot and former Chrysler Dealership). This Restrictive Covenant was placed on the property as part of the Zoning & Transportation Analysis (ZTA) process adopted by Austin City Council in June of 2022 when the rezoning of the properties was completed on [December 8<sup>th</sup>, 2022](#). Since that time, the site has gone through further design with review and input from the Council-initiated St. John Community Advisory Committee. The current site layout and design no longer aligns with the recommendations of the ZTA, as memorialized in the Restrictive Covenant. Since the time of rezoning, the Economic Development Department (EDD) has also entered into a Master Development Agreement with Greystar Development Central, LLC in partnership with the Housing Authority of the City of Austin (HACA) to develop 526 units of mixed-income housing on the St. John Site. To achieve this, Council approved the sale of the roughly 19-acre site to a Public Facilities Corporation controlled by HACA ([Resolution 20220616-088](#)). Working with the Greystar team, EDD submitted a Site Development Permit application in December of 2023, which per the Master Development Agreement is required to be in place before conveyance of the property can occur. As part of the Site Development Permit process, a Transportation Impact Analysis (TIA) will be approved by the City. EDD has met with staff from the Planning Department (Joi Harden) and Transportation and Public Works Department (Curtis Beaty, Amber Hutchinson), who agreed that the removal of the Restrictive Covenant would not adversely impact the ZTA or TIA process. To that effect, we are requesting that the Restrictive Covenant be terminated to 1) align the legal parameters of the site with the Transportation Impact Analysis that will be developed and approved as part of the City's Site Development Permit process and 2) allow the property to be conveyed to the HACA-controlled Public Facilities Corporation with free and clear Title.

If you have any additional questions, please feel free to contact myself or Christine Freundl, Redevelopment Project Manager, City of Austin Economic Development Department, [Christine.Freundl@austintexas.gov](mailto:Christine.Freundl@austintexas.gov).

Sincerely,

Michael Gates  
Real Estate Officer, City of Austin

**RESTRICTIVE COVENANT**

**OWNER:** CITY OF AUSTIN, A TEXAS HOME RULE CITY AND MUNICIPAL CORPORATION

**OWNER ADDRESS:** City of Austin  
Finance Department: Real Estate Services  
Attention: Michael Gates  
P.O. Box 1088  
Austin, Texas, 78767-1088

**CONSIDERATION:** Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by the City of Austin to the Owner, the receipt and sufficiency of which are acknowledged.

**PROPERTY:** 7211, 7309, 7313 1/2 North Interstate 35 Highway 35 Northbound Service Road, 819 1/2 Blackson Avenue, and 910 1/2 East St. Johns Avenue, City of Austin, Travis County, Texas, said 19.056 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this covenant.

WHEREAS, the Owner of the Property and the City of Austin have agreed that the Property should be impressed with certain covenants and restrictions;

NOW, THEREFORE, it is declared that the Owner of the Property, for the consideration, shall hold, sell and convey the Property, subject to the following covenants and restrictions impressed upon the Property by this restrictive covenant ("Agreement"). These covenants and restrictions shall run with the land and shall be binding on the Owner of the Property, its heirs, successors, and assigns.

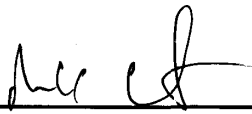
1. Development on the Property is subject to the recommendations contained in the Zoning Transportation Analysis (ZTA) memorandum from the Transportation Development Services (TDS) Division of the Austin Transportation Department dated November 29, 2022. The ZTA memorandum shall be kept on file at the Department.
2. If any person or entity shall violate or attempt to violate this Agreement, it shall be lawful for the City of Austin to prosecute proceedings at law or in equity against such person or entity violating or attempting to violate such Agreement, to prevent the person or entity from such actions, and to collect damages for such actions.
3. If any part of this Agreement is declared invalid, by judgment or court order, the same shall in no way affect any of the other provisions of this Agreement, and such remaining portion of this Agreement shall remain in full effect.



- 4. If at any time the City of Austin fails to enforce this Agreement, whether or not any violations of it are known, such failure shall not constitute a waiver or estoppel of the right to enforce it.
- 5. This Agreement may be modified, amended, or terminated only by joint action of both (a) a majority of the members of the City Council of the City of Austin, and (b) by the Owner of the Property, or a portion of the Property, subject to the modification, amendment, or termination at the time of such modification, amendment, or termination.

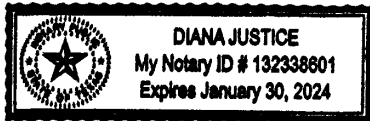
EXECUTED this the 7<sup>th</sup> day of December, 2022.

OWNER: CITY OF AUSTIN, A TEXAS HOME RULE CITY AND MUNICIPAL CORPORATION

By:   
Michael Gates, Real Estate Services Officer

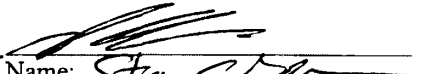
THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the 7<sup>th</sup> day of December 2022, by Michael Gates, as Real Estate Services Officer of City of Austin, on behalf of said municipality.



  
Notary Public, State of Texas

APPROVED AS TO FORM:

  
Name: Steph...  
Assistant City Attorney  
City of Austin

After Recording, Please Return to:  
City of Austin  
Law Department  
P. O. Box 1088  
Austin, Texas 78767  
Attention: H. Bonds, Paralegal

EXHIBIT A  
BOUNDARY SURVEY  
19.056 ACRES

BEING A 19.056 ACRE (OR 830,083 SQUARE FEET) TRACT OF LAND SITUATED IN THE THOMAS J. CHAMBERS SURVEY, ABSTRACT NO. 7, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, THE REMAINDER OF LOT 1 OF THE CHRYSLER ADDITION, AN ADDITION TO THE CITY OF AUSTIN AS RECORDED IN VOLUME 49, PAGE 1, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND BEING ALL OF A CALLED 5.300 ACRE TRACT CONVEYED TO THE CITY OF AUSTIN AS RECORDED IN INSTRUMENT NUMBER 2013198275, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND ALL OF THE REMAINING PORTION OF A CALLED 13.808 ACRE TRACT CONVEYED TO THE CITY OF AUSTIN AS RECORDED IN INSTRUMENT NUMBER 2008196617, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 19.056 ACRE (OR 830,083 SQUARE FEET) TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 1/2-INCH IRON ROD FOUND (CONTROLLING MONUMENT & RECORD MONUMENT) AT THE NORTHEAST CORNER OF SAID 5.300 ACRE TRACT AND BEING THE NORTHEAST CORNER OF SAID LOT 1 OF THE CHRYSLER ADDITION, AND THE SOUTHERLY RIGHT-OF-WAY LINE OF A 5-FOOT RIGHT-OF-WAY DEDICATION TO BLACKSON AVENUE (A 60-FOOT WIDE RIGHT-OF-WAY, AT THIS POINT) AS RECORDED IN VOLUME 3611, PAGE 798, DEED RECORDS, TRAVIS COUNTY, TEXAS AND ALSO BEING THE WEST LINE OF LOT 8, BLOCK 16, ST. JOHN'S COLLEGE ADDITION, AN ADDITION TO THE CITY OF AUSTIN AS RECORDED IN VOLUME 4, PAGE 71, PLAT RECORDS, TRAVIS COUNTY, TEXAS, FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 62 DEGREES 25 MINUTES 09 SECONDS EAST, 159.00 FEET, AND FROM WHICH A 1/2-INCH IRON PIPE FOUND BEARS SOUTH 57 DEGREES 58 MINUTES 14 SECONDS WEST. 0.85 FEET;

**THENCE**, SOUTH 27 DEGREES 25 MINUTES 36 SECONDS WEST, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, COINCIDENT WITH THE COMMON LINE OF SAID BLOCK 16 AND CALLED 5.300 ACRE TRACT, IN PASSING AT A DISTANCE OF 146.70 FEET A 1/2-INCH PIPE FOUND (RECORD MONUMENT) AT THE COMMON LOT CORNER OF LOT 5 AND LOT 6, SAID BLOCK 16, CONTINUING ALONG SAID COMMON LINE, IN PASSING AT A DISTANCE OF 148.26 FEET A 1/2-INCH IRON ROD WITH 2-INCH YELLOW CAP STAMPED "DCA INC SURVEY MARKER" FOUND (RECORD MONUMENT) FOR THE SOUTHEAST CORNER OF SAID CALLED 5.300 ACRE TRACT AND THE NORTHEAST CORNER OF AFORESAID CALLED 13.808 ACRE TRACT, CONTINUING ALONG THE COMMON LINE OF SAID BLOCK 16 AND CALLED 13.808 ACRE TRACT, IN PASSING AT A DISTANCE OF 296.70 FEET A 1/2-INCH IRON PIPE FOUND AT THE COMMON LOT CORNER OF LOT 2 AND LOT 3, SAID BLOCK 16, CONTINUING ALONG THE COMMON LINE OF SAID BLOCK 16 AND CALLED 13.808 ACRE TRACT IN ALL FOR A TOTAL DISTANCE OF 297.79 FEET TO A 1/2-INCH IRON ROD FOUND (CONTROLLING & RECORD MONUMENT) AT THE COMMON CORNER OF SAID 13.808 ACRE TRACT AND A CALLED 0.97 ACRE TRACT CONVEYED TO THE CITY OF AUSTIN AS RECORDED IN VOLUME 2835, PAGE 167, DEED RECORDS, TRAVIS COUNTY, TEXAS;

EXHIBIT A  
BOUNDARY SURVEY  
19.056 ACRES

**THENCE**, DEPARTING SAID COMMON LINE, COINCIDENT WITH THE COMMON LINE OF SAID 13.808 ACRE TRACT AND 0.97 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

NORTH 62 DEGREES 34 MINUTES 24 SECONDS WEST, A DISTANCE OF 201.05 FEET TO A 1/2-INCH IRON ROD WITH 2-INCH YELLOW CAP STAMPED "DCA INC SURVEY MARKER" FOUND (RECORD MONUMENT) FOR CORNER;

SOUTH 27 DEGREES 25 MINUTES 36 SECONDS WEST, A DISTANCE OF 210.34 FEET TO A POINT FOR CORNER, FROM WHICH A 1/2-INCH IRON ROD WITH AN ILLEGIBLE RED CAP FOUND BEARS NORTH 24 DEGREES 10 MINUTES 47 SECONDS WEST, A DISTANCE OF 0.59 FEET;

SOUTH 62 DEGREES 34 MINUTES 24 SECONDS EAST, A DISTANCE OF 201.05 FEET TO A POINT FOR THE COMMON CORNER OF SAID 13.808 ACRE TRACT, SAID 0.97 ACRE TRACT, AND LOT 8 AND LOT 9, BLOCK 9 OF SAID ST. JOHNS COLLEGE ADDITION, FROM WHICH A 1/2-IRON ROD FOUND (RECORD MONUMENT) BEARS NORTH 62 DEGREES 34 MINUTES 24 SECONDS WEST, A DISTANCE OF 0.40 FEET;

**THENCE**, SOUTH 27 DEGREES 25 MINUTES 36 SECONDS WEST, DEPARTING SAID COMMON LINE, COINCIDENT WITH THE COMMON LINE OF SAID 13.808 ACRE TRACT AND SAID BLOCK 9. IN PASSING AT A DISTANCE OF 300.00 FEET A 1/2-INCH IRON ROD FOUND AT THE COMMON CORNER OF LOT 2 AND LOT 3 OF SAID BLOCK 9, CONTINUING ALONG SAID COMMON LINE IN PASSING AT A DISTANCE OF 350.00 FEET A 1/2-INCH IRON PIPE FOUND AT THE COMMON CORNER OF LOT 1 AND LOT 2 OF SAID BLOCK 9, CONTINUING ALONG SAID COMMON LINE FOR A TOTAL DISTANCE OF 369.91 FEET TO THE SOUTHEAST CORNER OF SAID 13.808 ACRE TRACT AND BEING IN THE NORTHERLY RIGHT-OF-WAY LINE OF A 30-FOOT RIGHT-OF-WAY DEDICATION TO ST. JOHNS AVENUE AS A SAVE AND EXCEPT (A 80-FOOT WIDE RIGHT-OF-WAY, AT THIS POINT) RECORDED IN VOLUME 4632, PAGE 1175, DEED RECORDS, TRAVIS COUNTY, TEXAS, FROM WHICH THE SOUTHWEST CORNER OF LOT 1, BLOCK 9 BEARS SOUTH 27 DEGREES 25 MINUTES 36 SECONDS WEST, A DISTANCE OF 30.00 FEET, AND ALSO FROM WHICH A 5/8-INCH IRON FOUND BENT BEARS SOUTH 30 DEGREES 52 MINUTES 38 SECONDS WEST, A DISTANCE OF 14.08 FEET;

**THENCE**, NORTH 64 DEGREES 58 MINUTES 41 SECONDS WEST, DEPARTING SAID COMMON LINE, COINCIDENT WITH THE COMMON LINE OF SAID 13.808 ACRE TRACT AND SAID NORTHERLY RIGHT-OF-WAY LINE, IN PASSING AT A DISTANCE 0.58 FEET A 1/2-INCH IRON ROD FOUND, CONTINUING ALONG SAID COMMON LINE IN ALL A TOTAL DISTANCE OF 880.52 FEET TO A 5/8 INCH IRON ROD WITH A 3-INCH ALUMINUM CAP STAMPED "TEXAS DEPT. OF TRANSPORTATION R.O.W. MONUMENT" FOUND (RECORD MONUMENT) AT THE SOUTHEAST CORNER OF PARCEL NO. 30 CONVEYED TO THE STATE OF TEXAS AS RECORDED IN INSTRUMENT NUMBER 2021083035, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS;

EXHIBIT A  
BOUNDARY SURVEY  
19.056 ACRES

**THENCE**, DEPARTING SAID COMMON LINE, COINCIDENT WITH THE NORTHERLY LINE OF SAID PARCEL NO. 30 THE FOLLOWING COURSES AND DISTANCES:

NORTH 20 DEGREES 04 MINUTES 43 SECONDS WEST, A DISTANCE OF 95.68 FEET TO A 5/8 INCH IRON ROD WITH A 3-INCH ALUMINUM CAP STAMPED "TEXAS DEPT. OF TRANSPORTATION R.O.W. MONUMENT" FOUND (RECORD MONUMENT) AT A POINT FOR CORNER;

NORTH 64 DEGREES 48 MINUTES 59 SECONDS WEST, A DISTANCE OF 9.68 FEET TO A 5/8 INCH IRON ROD WITH A 2-INCH ALUMINUM CAP STAMPED "TEXAS DEPT. OF TRANSPORTATION PROPERTY CORNER" FOUND (RECORD MONUMENT) AT A POINT FOR CORNER ON THE COMMON LINE OF SAID 13.808 ACRE TRACT AND THE EASTERLY RIGHT-OF-WAY LINE INTERSTATE HIGHWAY 35 (IH35), A VARIABLE WIDTH RIGHT-OF-WAY, AS CONVEYED IN PARCEL NO. 43 TO THE STATE OF TEXAS AS RECORDED IN VOLUME 2176, PAGE 421, DEED RECORDS, TRAVIS COUNTY, TEXAS;

**THENCE**, NORTH 24 DEGREES 49 MINUTES 20 SECONDS EAST, DEPARTING SAID NORTHERLY LINE OF SAID PARCEL NO. 30, COINCIDENT WITH THE COMMON LINE OF SAID EASTERLY RIGHT-OF-WAY LINE AND PARCEL NO. 43 AND SAID 13.808 ACRE TRACT A DISTANCE OF 75.91 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

**THENCE**, NORTH 24 DEGREES 36 MINUTES 49 SECONDS EAST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 224.70 FEET TO A 3-INCH BRASS DISK IN CONCRETE STAMPED "TEXAS DEPARTMENT OF HIGHWAY PUBLIC TRANSPORTATION" FOUND (RECORD MONUMENT) FOR COMMON CORNER OF SAID PARCEL NO. 43 AND A PREVIOUSLY RECORDED PARCEL NO. 43 CONVEYED TO THE STATE OF TEXAS AS RECORDED IN VOLUME 11005, PAGE 1122, AND VOLUME 10978, PAGE 1300, DEED RECORDS, TRAVIS COUNTY, TEXAS, AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

**THENCE**, CONTINUING ALONG SAID 13.808 ACRE TRACT AND EASTERLY RIGHT-OF-WAY LINE, AND ALONG SAID NON-TANGENT CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 41.71 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 50 MINUTES 15 SECONDS, A RADIUS OF 2,853.29 FEET, AND A LONG CHORD WHICH BEARS NORTH 27 DEGREES 19 MINUTES 28 SECONDS EAST, A DISTANCE OF 41.71 FEET TO A 3-INCH BRASS DISK IN CONCRETE STAMPED "TEXAS DEPARTMENT OF HIGHWAY PUBLIC TRANSPORTATION" FOUND (RECORD MONUMENT) FOR CORNER;

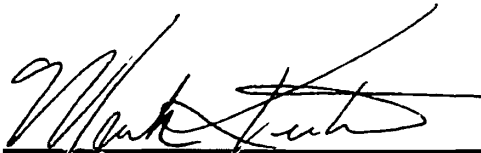
EXHIBIT A  
BOUNDARY SURVEY  
19.056 ACRES

**THENCE**, NORTH 27 DEGREES 44 MINUTES 35 SECONDS EAST, ALONG THE COMMON LINE OF SAID 13.808 ACRE TRACT AND SAID EASTERLY RIGHT-OF-WAY LINE, IN PASSING AT A DISTANCE OF 220.22 FEET THE COMMON CORNER OF SAID 13.808 ACRE TRACT AND AFORESAID 5.300 ACRE TRACT, ALSO BEING THE SOUTHEAST CORNER OF PARCEL NO. 42 CONVEYED TO THE STATE OF TEXAS AS RECORDED IN VOLUME 11916, PAGE 856, DEED RECORDS, TRAVIS COUNTY, TEXAS, FROM WHICH A 60D NAIL FOUND IN CONCRETE BEARS NORTH 64 DEGREES 56 MINUTES 44 SECONDS WEST, A DISTANCE OF 0.36 FEET, CONTINUING ALONG COMMON LINE OF SAID EASTERLY RIGHT-OF-WAY LINE AND SAID 5.300 ACRE TRACT FOR A TOTAL DISTANCE OF 501.66 FEET TO A 3-INCH BRASS DISK IN CONCRETE STAMPED "TEXAS DEPARTMENT OF HIGHWAY PUBLIC TRANSPORTATION" FOUND (RECORD MONUMENT) FOR CORNER;

**THENCE**, NORTH 72 DEGREES 43 MINUTES 41 SECONDS EAST, CONTINUING ALONG SAID COMMON LINE A DISTANCE OF 21.18 FEET TO A 3-INCH BRASS DISK IN CONCRETE STAMPED "TEXAS DEPARTMENT OF HIGHWAY PUBLIC TRANSPORTATION" FOUND (RECORD MONUMENT) FOR THE NORTHWEST CORNER SAID 5.300 ACRE TRACT AND BEING IN AFORESAID SOUTHERLY LINE OF BLACKSON AVENUE;

**THENCE**, SOUTH 62 DEGREES 06 MINUTES 24 SECONDS EAST, COINCIDENT WITH THE COMMON LINE OF SAID 5.300 ACRE TRACT AND SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 956.72 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 830,083 SQUARE FEET OR 19.056 ACRES OF LAND.

A PARCEL PLAT OF EQUAL DATE HERewith ACCOMPANIES THIS PROPERTY DESCRIPTION.



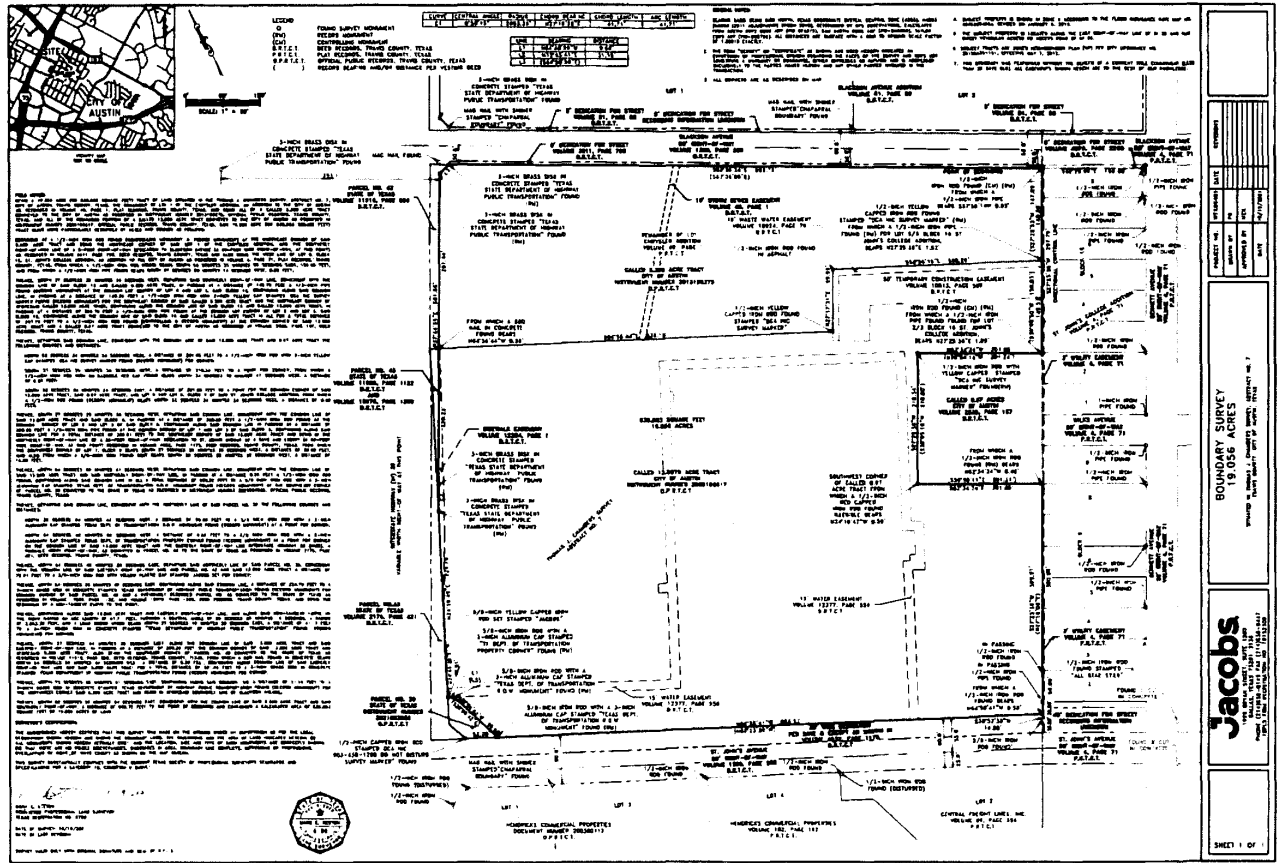
MARK E. KEETON, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6790  
JACOBS ENGINEERING GROUP, INC.  
1999 BRYAN STREET, SUITE 1200  
DALLAS, TEXAS 75201-3136  
PHONE 214-638-0145 FAX 214-638-0447  
TXBPLS FIRM # 10152300

OCTOBER 19, 2021



FIELD NOTES REVIEWED  
BY [Signature] DATE 11/01/21

CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT



**BOUNDARY SURVEY**  
19.056 ACRES

**Jacobs**

SHEET 1 OF 1



**FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS**

*Ra*

**Rebecca Guerrero, County Clerk  
Travis County, Texas**

**2022192904**

**Dec 16, 2022 02:54 PM**

**Fee: \$54.00**

**ESPINOZAY**

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